



# 2013-2033

## Goudhurst Neighbourhood Plan Basic Conditions Statement

## Table of Contents

|           |  |    |
|-----------|--|----|
| Section 1 | Purpose .....                              | 3  |
| Section 2 | Delivering Sustainable Development.....    | 6  |
| Section 3 | Conformity of the GNDP with the NPPF ..... | 8  |
| Section 4 | Conformity with the Local Plan .....       | 12 |
| Section 5 | Achieving Conformity.....                  | 15 |
| Section 6 | European Union Obligations .....           | 19 |

Cover – Photographs submitted for the NDP photography competition, [ndp/Goudhurst.co.uk/PhotoCompetiton](http://ndp/Goudhurst.co.uk/PhotoCompetiton)

## Section 1 Purpose

### Our Vision:

*‘Our Parish in 2033 will be a vibrant neighbourhood, containing hilltop settlements that are safe, balanced communities, with sustainable housing standards, good local services, business opportunities, managed traffic and walkable roads – a neighbourhood that supports change and development yet remains quiet and unspoilt’*

This document sets out to demonstrate that the policies of the Neighbourhood Plan are in general conformity with the National Planning Policy Framework (NPPF) and with the relevant policies of the Borough Local Plan and core strategy and effectively anticipates the policies of the emerging Local Plan.

This Basic Conditions Statement has been produced to explain how the proposed Goudhurst Neighbourhood Development Plan (GNDP) has been prepared in accordance with the Neighbourhood Planning Act 2017/8 (NPA) and how the four basic conditions of neighbourhood planning and other considerations, as prescribed by Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990, are considered to have been met if:

- (i) It aligns with national policies and the advice and guidance provided by the Secretary of State in the NPPF;
- (ii) It contributes to the achievement of sustainable development;
- (iii) It is in general conformity with the strategic policies of the Tunbridge Wells Borough Council’s (TWBC) Core Strategy; and
- (iv) It meets the relevant EU obligations.

This Basic Conditions Statement addresses these requirements in five sections:

- Section 2** Shows how the GNDP will contribute to sustainable development;
- Section 3** Demonstrates the conformity of the GNDP with the NPPF;
- Section 4** Demonstrates the conformity of the GNDP with the Tunbridge Wells Core Strategy;
- Section 5** Demonstrates the elements of national policy supported by each GNDP policy
- Section 6** Demonstrates compliance with the appropriate EU obligations

Our goal has been to balance the physical and policy constraints of our main and subsidiary settlements with the wider Parish (we are one of the largest geographic parishes in England), the majority of which lie within the High Weald Area of Outstanding Natural Beauty, and to support and influence the design of development to maintain local character.

*Our Parish occupies one of the most dramatic areas in the High Weald AONB and all three settlements are prominent on the skyline. Protecting this unique landscape is important to our communities and for future generations*

### 1.1 Submitting Body

This document supports the Goudhurst Neighbourhood Plan and is submitted by Goudhurst Parish Council, which is a qualifying body as defined by the Localism Act 2011.

#### Designating the Neighbourhood Area

The community fully supported the designation of the Parish of Goudhurst as the Neighbourhood Area (the area covered by this plan) and Tunbridge Wells Borough Council (TWBC) approved our request on the 7<sup>th</sup> November 2016.

#### Our Parish

Goudhurst Parish comprises Goudhurst village, Kilndown and Curtisden Green. The Parish is in West Kent and forms a part of the Borough of Tunbridge Wells lying to the east of Tunbridge Wells town, and has boundaries with the Parishes of Horsmonden, Cranbrook, Hawkhurst and Lamberhurst.



Figure 1 Boroughs in Kent

To the south there is a boundary with Ticehurst in East Sussex and to the north with Marden and Staplehurst.

*Goudhurst is one of many rural parishes in the Borough of Tunbridge Wells*

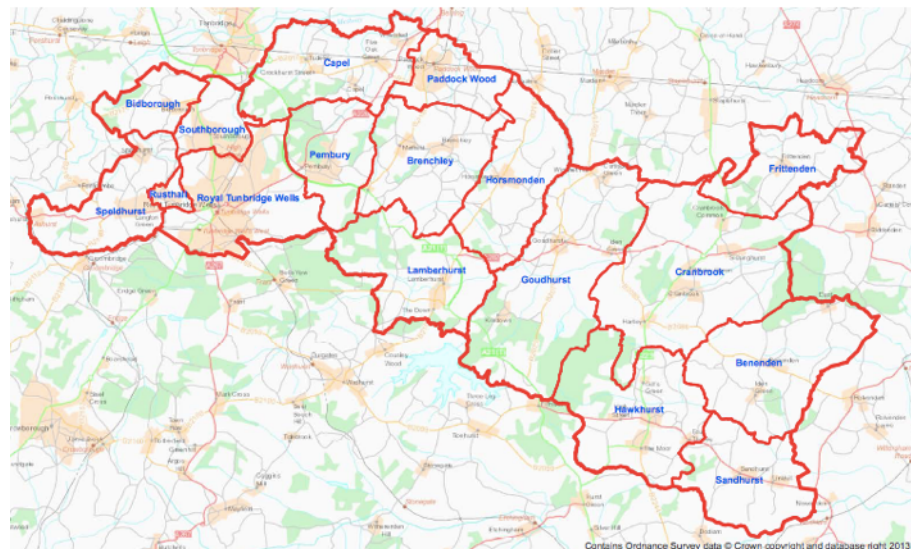


Figure 2 Parishes in Tunbridge Wells

The proposed Neighbourhood Area follows the boundary of the Parish of Goudhurst.



**The Parish of Goudhurst**

This Plan applies to the Parish of Goudhurst in Kent. Goudhurst Parish covers 25 sq Km (9.6 sq miles). Our Parish has a rich heritage and the natural environment has changed little over centuries. 90% of the Parish falls within the High Weald Area of Outstanding Natural Beauty (AONB), 20% of the Parish is ancient woodland and 19% of our buildings are listed.

Goudhurst Parish has three main hilltop settlements with Goudhurst being the largest. Goudhurst contains 53% of the population with Kilndown (11%), Curtisden Green (9%) and the remainder (27%) being in the surrounding countryside.

**Key**

- High Weald AONB Boundary
- Goudhurst Parish Boundary
- Historic Field Boundaries (FH2)
- Heathland (FH3)
- Known Wildflower Meadows (FH3)
- - - Historic Routeways (roads) (R1)
- - - Historic Routeways (PRoW) (R1)
- Ancient Woodland (W1)

**Historic Landscape Characterisation**

- Early Medieval (AD 410 - AD 1065)
- Medieval (AD 1066 - AD 1499)

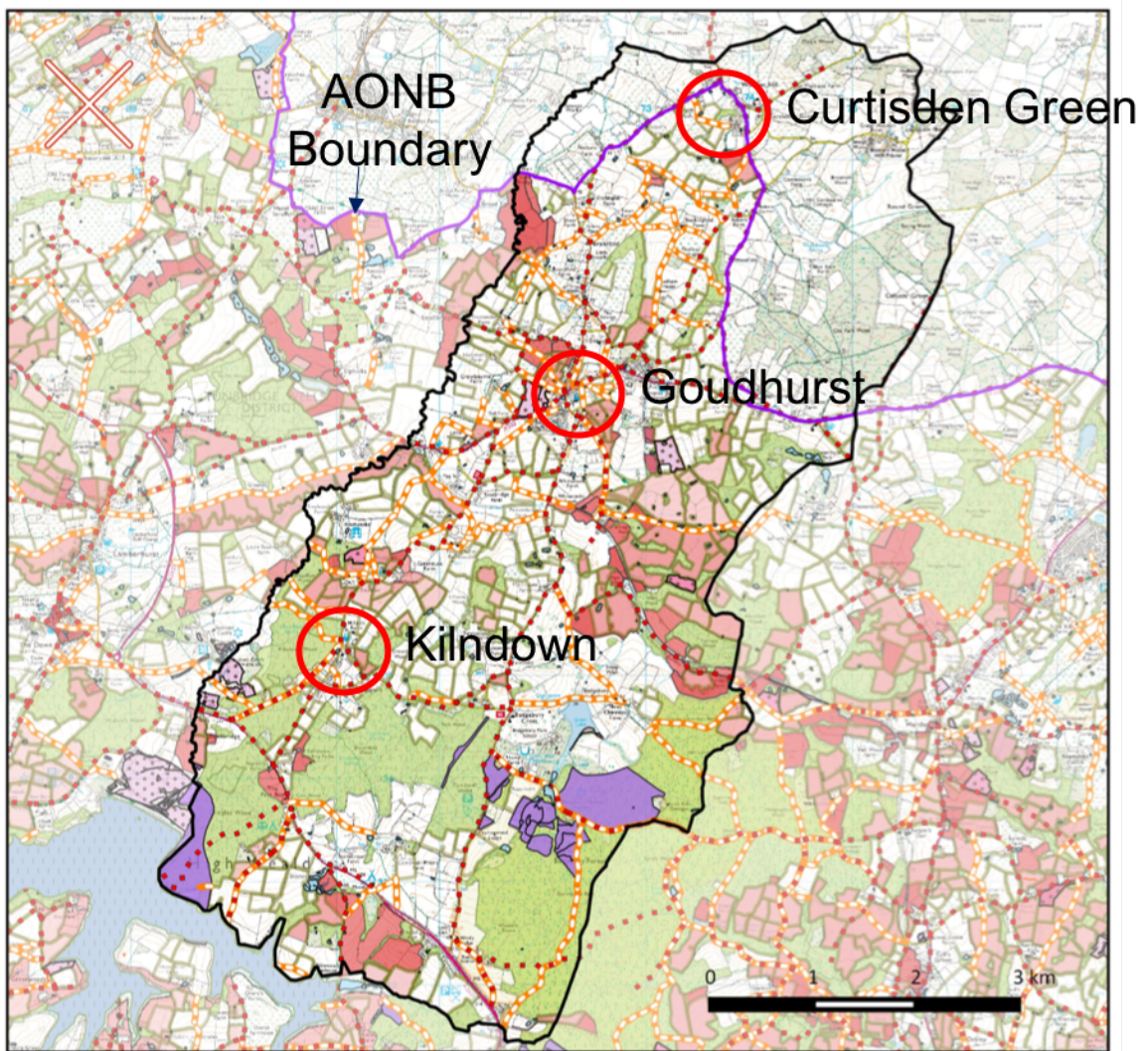


Figure 3 The Parish of Goudhurst

## Section 2 Delivering Sustainable Development

*Our Plan positively supports the needs of our Parish*

*'meeting the needs of the present without compromising the ability of future generations to meet their own needs'*

Our Neighbourhood Plan is designed to positively support the development needs of our Parish. The Plan sets out a vision, objectives and policies for the Parish that reflect the goals and ambitions of the local community in conserving our Parish and managing change and improvements over the coming years.

### 2.1 Supporting Sustainable Development

The central theme of the NPPF is a presumption in favour of sustainable development. Sustainable development defined as 'meeting the needs of the present without compromising the ability of future generations to meet their own needs'.

The three 'dimensions' set out in the NPPF - economic, social and environmental - are used to measure sustainable development. Our plan therefore is required to:

- Economic:** Contribute to building a strong, responsive and competitive economy.
- Social:** Support strong, vibrant and healthy communities, by providing a sufficient supply of quality housing required to meet the needs of present and future generations reflecting the community's needs and support its health, social and cultural well-being.
- Environmental:** Contribute to protecting and enhancing the natural, built and historic environment; helping to improve biodiversity, making better use of natural resources, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy.

In summary, the Goudhurst NDP contributes to the achievement of sustainable development by:

| Measure  | GNDP Policy Context                    | Summary   |
|----------|--|---|
| Economic | B1 New business space                  | To encourage the development of businesses and employment, making Goudhurst a good place to invest  |
|          | B2 Retention of business premises      | To retain shops and businesses in our community   |
|          | B3 Adaption for live-work              | To provide guidance around developments intended for live/work use  |
|          | C1 Community facilities & amenities    | To support improvements in facilities and amenities   |
|          | C5 Broadband and mobile infrastructure | To support the provision of improved service within the Parish  |
|          | H6 Conversion of existing buildings    | To provide more commercial or residential properties using redundant buildings  |
|          | T1 Parking in new development          | To ensure one parking space for every bedroom in new developments inside the conservation area to prevent the need for parking on the roads |
| Social   | C1 Community facilities                | To support improvements in facilities and amenities   |
|          | C2 Accessibility                       | To ensure new development is accessible to all  |

## Delivering Sustainable Development

|             |   |   |
|-------------|---|---|
|             | C3 Developer contribution                     | To explore options for developer contributions to enhance community life  |
|             | C4 Assets of value within the community       | To protect significant assets in the Parish from change or loss   |
|             | C5 Broadband and mobile infrastructure        | To support the provision of improved service within the Parish  |
|             | H3 Allocating affordable housing              | To ensure local people have priority when allocating affordable housing   |
|             | H4 Rural exception sites                      | To actively seek suitable rural exception sites   |
|             | T1 Parking in new development                 | To ensure one parking space for every bedroom in new developments inside the conservation area to prevent the need for parking on the roads     |
|             | T2 Safe access and sustainable transport      | To ensure that new developments do not inhibit free flow of traffic or increase parking on local roads; and to seek mitigation where needed     |
|             | T3 Traffic mitigation                         | To ensure that where possible new developments provide safe pedestrian access to bus stops, schools and other Parish facilities.                |
| Environment | L1 Development within the AONB                | To ensure that any development complements the AONB and improves the rural environment  |
|             | L2 Development outside the AONB               | To place constraints on development in areas of the Parish that adjoin the AONB.  |
|             | L3 Retain the profile of our hilltop villages | To limit development on the slopes of our settlements and in prominent positions and to maintain a distinct green gap between our settlements   |
|             | L4 Conserve landscape and heritage assets     | To protect, for future generations, the area of rich landscape and heritage in which we live  |
|             | L5 Gap between Goudhurst LBDs                 | To maintain the separate identity and character of the two LBDs and prevent their coalescence or erosion of the undeveloped gap                 |
|             | L6 Biodiversity                               | To ensure new development does not adversely impact the natural environment   |
|             | L7 Trees                                      | To protect the important trees and ancient woodland in the Parish.  |
|             | L8 Light pollution                            | To remain a dark skies community by minimising the impact of light pollution whether from public or private sources                             |
|             | L9 Green spaces                               | To identify Green Spaces in our community that will be protected from future development  |
|             | L10 Views                                     | To protect the important views that are the essence of what it means to live in the Parish and which are so valued by residents and visitors.   |
|             | D1 Design consideration                       | To provide guidance on our expectations of good design in our community   |
|             | D2 Boundary treatments                        | To set expectations of how boundaries in new development should be treated  |
|             | D3 Climate change                             | To require new homes to be more efficient and future-proofed by re-using resources, in particular water   |
|             | T2 Safe access and sustainable transport      | To ensure that new developments do not inhibit the free-flow of traffic or increase parking on local roads; and to seek mitigation where needed |
|             | T3 Traffic mitigation                         | To ensure that where possible new developments provide safe pedestrian access to bus stops, schools and other Parish facilities.                |

# Section 3 Conformity of the GNDP with the NPPF

In this section we demonstrate how each section of the NPPF is supported by the policies in the GNDP.

| NPPF Paragraph | NPPF Policy Area                        | How does the Goudhurst Neighbourhood Plan deliver this policy  |
|----------------|---|--|
| 59-66          | Delivering a sufficient supply of homes |  |
| 67-72          | Identifying land for homes              | <p>Goudhurst has not run a call-for-sites as our plan has been developed in parallel with the new Tunbridge Wells Borough Council (TWBC) local plan. TWBC have completed two call-for-sites cycles.</p> <p>We developed criteria and completed an assessment of all the sites presented and discussed them with TWBC. Our assessments concur. Given the impact of Goudhurst allocating sites within our Neighbourhood Plan on the integrity of the Borough process we have agreed to leave allocation to TWBC. We have however addressed our largest brownfield site in the plan and in more detail in our overall design document.</p> <p>The Parish is positive about identifying a Rural Exception Site (Policy H4) with a community project identified to deliver this. The plan is committed to delivering the houses needed in the Parish (Policy H1) and delivering entry-level and mixed communities (Policies H2 &amp; H3)</p> <p>The geography and nature of our Parish make development challenging and we have historically seen new development delivered via windfall sites. This has been on average 2.5 houses per annum delivered consistently over the past 20 years, although there is support in the Parish for higher levels of development. We anticipate this level of delivery, via windfall, will continue.</p> |
| 77-79          | Rural housing                           | <p>Goudhurst residents support the need for new housing in the Parish and are clear on the types and mix of housing required (Policy H1).</p> <p>Housing in Goudhurst is expensive with a high prevalence of large detached properties, making the tenure and mix of housing (Policies H2 &amp; H1) important to the future sustainability of the Parish.</p> <p>The Parish also identifies a responsibility for delivering Rural Exception sites (Policy H4) with the allocation of houses to local people (Policy H3) a key objective for our community.</p>   |
| 80-82          | Building a strong, competitive economy  | <p>As a rural community our economy is represented by small businesses across the Parish and commercial facilities in Goudhurst village. We also have a large number of home-based workers and home-based businesses. To support these businesses we are seeking to improve broadband and mobile communications (Policy C5)</p> <p>The plan supports the retention of business premises (Policy B2), the development of new business space (Policy B2), delivery of live/work opportunities (Policy B3) as well as supporting the conversion of redundant buildings for new commercial (or housing) space (Policy H6).</p> <p>Businesses have commented on the need for staff and housing policies H4, H1 and H3 support affordable social and open-market housing for lower-paid or essential workers.</p>  |



## Conformity of the GNDP with the NPPF

|         |                                     |   |
|---------|-------------------------------------|---|
| 83-84   | Ensuring a prosperous rural economy | <p>Goudhurst village has two distinct areas. The small and compact village centre has pubs, hotel, hairdressers, a pharmacy, coffee shops, bakery, Parish Hall, social club and doctors. The other area contains further facilities (schools, garage and pub). Our plan supports this objective by:</p> <p>Delivering housing H1 with more affordable housing will provide a wider pool of potential staff for businesses. The delivery of new business space (B1) will improve business, tourism and farm diversification and the retention of existing space, (B2), will ensure jobs are available locally and our community can continue to thrive.</p>  |
| 91-95   | Promoting healthy communities       | <p>Our Plan supports this policy by:</p> <ol style="list-style-type: none"> <li>i. requiring developers to incorporate Secure by Design principles (Policy D1);</li> <li>ii. requiring consideration of access to community facilities and transport (Policy C2);</li> <li>iii. improving safe travel to school (Policy T2);</li> <li>iv. requiring all new developments to have safe pedestrian access to existing or proposed footpaths providing easy access to village facilities (Policy T3);</li> <li>v. retaining assets of value to the community (Policy C4) and village commercial outlets (Policy B2);</li> <li>vi. supporting proposals for additional community facilities (Policy C1);</li> <li>vii. seeking developer contributions to improve community facilities(Policy C3);</li> <li>viii. recommending the Parish Council to initiate a project to deliver social housing (Project P1);</li> <li>ix. encouraging the shared use of improved facilities for the schools and wider community (Project P5).</li> </ol>                       |
| 96-101  | Open space and recreation           | <p>In preparing the plan the number and type of open spaces has been assessed and categorised. The plan has identified, in conjunction with TWBC, a network of new green spaces across the Parish (Policy L9). The Green Spaces in the Goudhurst Plan will form part of the Green Space designation across the Borough.</p> <p>The geography of Goudhurst and the elevated position of its settlements mean that Views (Policy L10) form a key component of the landscape of the Parish.</p> <p>The gap between the two Goudhurst Limits-to-Built Development (LBD) has been protected from development in previous TWBC Local Plans. The GNDP also includes a level of protection for this important green-gap (Policy L5).</p> <p>Goudhurst has a number of green spaces. Some of these (village greens) have adequate protection. There are also sports facilities.</p>  |
| 102-107 | Promoting sustainable transport     | <p>Traffic remains the key issue in the community, dominated by the A262 and its use as a primary route to Tunbridge Wells for commuters and for hauliers.</p> <p>The plan supports this policy by:</p> <ol style="list-style-type: none"> <li>i. requiring new development to not impact on the flow of traffic or add to parking demand in Goudhurst Village centre (Policy T2);</li> <li>ii. requiring new development to ensure safe pedestrian access to bus stops, schools and other Parish facilities (Policy T3)</li> <li>iii. ensuring all services and facilities are accessible by all (Policy C2)</li> </ol> <p>Parking is an important issue in Goudhurst Village. Availability of parking is key to the commercial success of businesses in our High Street. The A262 is a busy road and residents and visitors need to be able to park to use our shops. We have introduced much higher standards for development within this central area (Policy T1) so that there is no impact on public and street parking as a result of development.</p> |
| 112-116 | Supporting high quality             | <p>As a rural community we do not have high quality infrastructure. Previous Parish initiatives have provided improved infrastructure and our plan looks to further extend this by encouraging improved services (Policy C5). Our plan supports the</p>   |

## Conformity of the GNDP with the NPPF

|         |  |   |
|---------|--|---|
|         | communications infrastructure  | <p>provision of electronic communications networks and high speed broadband, and requires developers to provide a 'Connectivity Statement' showing how they will deliver broadband infrastructure to new developments (Policy D1).</p> <p>The plan also recognises the responsibility (Paragraph 113 of the NPPF) to provide these services in a way that is sympathetic to the AONB in which the majority of the Parish is located (Policy C5).</p>  |
| 124-132 | Achieving well-designed places                                       | <p>Our plan includes polices to encourage good design (Policy D1). To deliver consistency we have developed a Design Guide and the Supplementary Technical Notes to help developers achieve good design. A key part of this will be the use of locally sourced building materials.</p> <p>New development to incorporate Secure by Design principles (Policy D1); and Policy D2 outlines options for boundary treatments. Policies D4 and D5 detail design requirements inside and outside the Conservation areas.</p>  |
| 133-147 | Protecting Green Belt land   | <p>The neighbourhood area does not include any designated green belt.</p>   |
| 148-169 | Meeting the challenge of climate change, flooding and coastal change | <p>Goudhurst is located at a high point in the High Weald bounded on the western margin by the river Teise (which takes most of the drainage) and the smaller River Bewl which flow northwards to the Medway.</p> <p>Springs and ponds are common and Goudhurst is the only village in the 'High Weald' to maintain its own groundwater abstraction pumping station serving Goudhurst and other villages providing up to 10 million litres per day.</p> <p>It is important therefore that, given the lack of mains drainage in the Parish, any development should manage waste water and surface water run-off (Policy D1) to ensure there is no risk to groundwater sources.</p> <p>Policy D3, Climate Change</p> <p>Flood areas have been identified and are limited.</p> <p>Heavy rainfall can result in the reactivation of the older underground discharge routes with the potential appearance of sudden water flows. Any contamination arising from the top of the village, whether run-off from a road or site, or subsurface pollution, is highly likely to simply arise along this margin and run overground down the clay slopes into the valley.</p> <p>These features could impact on the biodiversity of the Parish and the contribution to potable water resources.</p> <p>Given the detail in both the NPPF and the current TWBC Local Plan we believe that a policy around flood risk is not required in our Neighbourhood Plan.</p> <p>Policy D1, Renewables, adopting low carbon energy, ecology</p> <p>Policy D3 Adresses climate change by reducing the use of fossil fuels, promoting efficient use of natural resources, re-use and recycling of resources, and the production and consumption of renewable energy. D3 also encourages and facilitates the adoption and flexible development of low and zero carbon energy through a range of technologies. It also seeks to link the provision of low and zero carbon energy infrastructure in new developments to existing buildings. Finally it requires the adoption of best practice in sustainable urban drainage.</p> <p>Otherwise the GNDP supports this policy by:</p> <ul style="list-style-type: none"> <li>- reducing vehicle emissions by requiring developers to use locally sourced building materials (Policy D1) thus reducing transportation emissions;</li> <li>- locating sites close to essential village facilities to encourage walking and cycling (Policy T3);</li> </ul> |

## Conformity of the GNDP with the NPPF

|         |  |  |
|---------|--|--|
|         |  | <ul style="list-style-type: none"> <li>- seeking to reduce the need for travel by improving the electronic communications infrastructure (Policy C5).</li> <li>- promoting waste water management both in respect of sustainable drainage and water capture (Policy D1) to mitigate the effects of future water shortages;</li> <li>- requiring developers to maximise the use of renewable energy opportunities offered by a particular site (Policy D1);</li> </ul>  |
| 170-173 | Conserving and enhancing the natural environment   | <p>The majority of the Parish is within the High Weald Area of Outstanding Natural Beauty with settlements sited on the sandstone ridges. The Parish is a mixture of fields, small woodlands and farmsteads connected by historic routeways, tracks and paths. Medieval patterns of small pasture fields enclosed by thick hedgerows remain prominent in the character of the landscape.</p> <p>Our policies support the principles set out in the NPPF. We do not discount development in the AONB but Policy L1 adopts the objectives of the High Weald AONB management plan. Policy L3 protects the important ridgetop profiles of our communities. This ridgetop profiles also result in key views in an out of our communities which are protected by policy L10.</p> <p>Goudhurst Village has two LBD and Policy L5 protects the gap between the two areas. Policies L2 and L4 further enhance and conserve landscape (L2) and heritage (L4).</p> <p>Light pollution from increased development is controlled by Policy L8. Development (Policy D1) has elements to assess the impact on landscape and environment and Policies D2 and L7 look to manage the impact on hedgerows and trees.</p>  |
| 174-177 | Habitats and biodiversity                          | <p>We are a rural community made up of managed farmland and woodland. We have reviewed important habitats and Sites of Special Scientific Interest. Protection of habitats and biodiversity is important to our residents and Policy L6 is intended to protect against the loss of habitats and biodiversity in our community.</p>   |
| 184-202 | Conserving and enhancing the historic environment. | <p>Our Parish has a rich, well documented history with significant timber framed and brick buildings across designated conservation areas in both Goudhurst and Kilndown. These areas are subject to a separate policy document.</p> <p>All settlements sit on hilltop ridges and it is important that we retain these distinct profiles. (Policy L3).</p> <p>In addition, our plan looks to strengthen conservation (Policy L4) of Heritage and Landscape assets, including Trees (Policy L7)</p> <p>The only Regionally Important Geological Site (RIGS) in the area is the outcrop of Tunbridge Wells Sandstone in the grounds of Scotney Castle - a preserved dinosaur footprint. This is covered and protected by the National Trust.</p> <p>A Priority Habitat Inventory Site of 2.7ha is located near Forge Farm and the lower meadows below Kilndown Wood. Around Smugley Farm and Furnace Farm there are Environmental Stewardship Agreements (ESA) in place covering 666ha. West of Kilndown the ESA covers nearly 300ha for Organic Entry Level farming and there are further ESAs covering 95ha on Riseden Farm.</p> <p>There are five Sites of Special Scientific Interest (all favourable or recovering) and the entire Parish falls within the Higher-Level Stewardship Target Area for England, as part of the High Weald and Associated Valleys region.</p> |
| 203-211 | Facilitating the sustainable use of minerals       | <p>Mineral extraction is excluded development in terms of neighbourhood plans and is therefore not dealt with. Furthermore, there are no Mineral Safeguarding Areas in the Parish.</p>   |

### Section 4 Conformity with the Local Plan

In this section we aim to demonstrate how each section of the current TWBC Core Plan is supported by the policies in the GNDP.

| Obj. | Core Plan Strategic Objective   | How Goudhurst's NDP supports the Local Plan   |
|------|---|---|
| SO1  | <i>To provide sufficient developable and deliverable land for a mix of uses and meet the Borough's local and strategic requirements for housing; employment; and retail development and for other supporting infrastructure. To locate this development sustainably in and around existing settlements, and to conserve and enhance the Borough's unique high-quality built and natural environment</i>   | <p>Goudhurst has not run a call-for-sites as our plan has been developed in parallel with the new Tunbridge Wells Borough Council (TWBC) local plan. TWBC have completed two calls-for-sites cycles and the plan team has worked closely with the Borough</p> <p>The Parish is positive about identifying a Rural Exception Site (Policy H4) with a community project identified to deliver this. The plan is committed to delivering the houses needed in the Parish (Policy H1) by facilitating entry-level and mixed communities (Policies H2 &amp; H3)</p>  |
| SO2  | <i>To focus development at Royal Tunbridge Wells to stimulate and sustain the economic growth and competitiveness of Royal Tunbridge Wells as a Regional Hub in a way that also provides business opportunities for local people. Focusing development at the Regional Hub should not prejudice the need to support the rural economy by protecting and enhancing the vitality and viability of the Borough's small rural towns; neighbourhood centres; village centres; and wider rural area</i> | <p>Goudhurst village has two distinct areas. The small and compact village centre has pubs, hairdressers, a pharmacy, coffee shops, bakery, Parish Hall, social club and doctors. The other area contains further facilities (school, garage and pub). Our plan supports this objective by:</p> <ol style="list-style-type: none"> <li>Delivering housing (H1, H2, H3)</li> <li>Improving the communication network (Policy C5)</li> <li>Maintaining and improving car parking in the village centre preserving commercial viability of the Parish.</li> <li>Delivering of new business space (B1) retaining existing space (B2)</li> </ol>   |
| SO3  | <i>To target regeneration efforts where necessary, particularly in the Borough's town centres and least affluent areas, to ensure that all current and future residents of the Borough have the opportunity to access the services and facilities they require to meet their needs for housing; employment; education; health; and leisure inside the Borough</i>   | <p>Goudhurst village has two distinct areas. The small and compact village centre has pubs, hairdressers, a pharmacy, coffee shops, bakery, Parish Hall, social club and doctors. The other area contains further facilities (school, garage and pub). Our plan supports this objective by:</p> <ol style="list-style-type: none"> <li>Delivering housing to meet the needs of local people (Policies H1, H2, &amp; H3) providing a better balance of homes within the Parish providing a broader catchment for local businesses.</li> <li>Improving the communication network, including high speed broadband and mobile services (Policy C5), to support both home working in the Parish and local businesses;</li> <li>Maintaining and improving the level of car parking in the village centre by insisting housing in the core business area (Policy T1) has parking allocation that prevents impact upon the commercial viability of the Parish.</li> </ol> <p>The plan supports the delivery of new business space (Policy B1) to improve business, tourism and farm diversification</p> |



## Conformity with the Local Plan

|     |  |   |
|-----|--|---|
|     |  | and the retention of existing space (Policy B2) to ensure our community continues to thrive.  |
| SO4 | <i>To facilitate the provision of enhanced infrastructure, including green infrastructure, to support new and existing development, particularly where this can reduce the need to travel, and to encourage the use of sustainable modes of transport where travel remains necessary</i> | <p>Policies C1 &amp; C5 are supportive of development that incorporates proposals for additional or improved facilities within the Parish. Policy C3 provides for developer Contributions in respect of identified requirements within the Parish.</p> <p>Policy D3 encourages the linking of new low and zero carbon energy infrastructure to existing development. Policy T2 focuses on sustainable transport and aims to encourage access on foot to facilities including public transport.</p>  |
| SO5 | <i>To provide high quality housing to meet the needs of all sectors of the community, both now and in the future, including with affordable housing; homes for young and older people; and for those with special needs</i>  | <p>Goudhurst residents were clear on the types and mix of housing required (Policy H1) with a mix of tenure (Policy H2) and mix of housing (Policies H2 &amp; H1) being important to the future sustainability of the Parish. Policy D1 requires development to be accessible to those with restricted mobility.</p> <p>The Parish also identifies a responsibility for delivering Rural Exception sites (Policy H4) with the allocation of houses to local people (Policy H3) a key objective for our community.</p>   |
| SO6 | <i>To ensure the provision of high quality and well managed open space; natural open space; sports; play; recreational; community; and cultural facilities that are accessible to all people close to where they live</i>  | <p>Policy L9 will give protection to existing Green Spaces and allows for the provision of new ones. Given the geography of Goudhurst and the elevated position of its settlements, views are of importance to our residents and Policy L10 aims to protect them. The gap between the two Goudhurst LBD has been protected from development in previous TWBC Local Plans. The GNDP also includes a level of protection for this important green-gap (Policy L5).</p> <p>Policy C2 seeks to ensure that all community facilities will be accessible to residents. Policy C3 allows for developer contributions to provide additional facilities.</p>             |
| SO7 | <i>To promote a safe and healthy community that is inclusive of the needs of the communities that make up the Borough's population</i>   | <p>Our Plan supports this policy by:</p> <ol style="list-style-type: none"> <li>i. requiring Secure by Design principles (Policy D1);</li> <li>ii. consideration of access to community facilities and transport, (Policy C2);</li> <li>iii. improving safe travel to school (Policy T2);</li> <li>iv. requiring safe pedestrian access to village facilities (Policy T3);</li> <li>v. retention of assets of value to the community (Policy C4)</li> <li>vi. retention of village commercial outlets. (Policy B2)</li> <li>vii. supporting additional community facilities (Policy C1);</li> <li>viii. seeking developer contributions (Policy C3).</li> </ol> |
| SD1 | <i>To ensure that development takes account of the role and value of biodiversity and geodiversity; and aims to conserve and enhance locally important habitats, wildlife and geology</i>  | <p>We are a rural community made up of managed farmland and woodland. We have reviewed important habitats and Sites of Special Scientific Interest. Protection of habitats and biodiversity is important to our residents and Policy L6 is intended to protect against the loss of habitats and biodiversity in our community.</p>  |

## Conformity with the Local Plan

|     |   |   |
|-----|---|---|
| SD2 | <i>To maximise the use of previously developed land and of the existing property stock</i>  | Policy H5 allows for the replacement of residential properties that are unstable or uneconomic to repair to encourage a net gain in the housing stock. Policy H6 allows for the conversion of existing buildings to create new housing or business premises.  |
| SD3 | <i>To ensure that development is consistent with the principle of living within environmental limits by conserving finite non-renewable resources, including land, energy, water, soil and air quality wherever possible and ensuring that any trade-offs are made in an explicit and transparent way</i> | Our Policy D1 supports this objective by requiring high design standards.   |
| SD4 | <i>To avoid making adverse contributions to climate change, having regard to the potential impacts of already-unavoidable long-term changes and (where possible) mitigating such impacts</i>  | <p>Goudhurst is the only settlement in the Weald to maintain its own groundwater abstraction pumping station serving Goudhurst and other villages providing up to 10 million litres per day.</p> <p>It is important therefore that, given the lack of mains drainage in the Parish, any development should manage waste water and surface water run-off (Policy D1) to ensure there is no risk to groundwater sources.</p> <p>These features could impact on the biodiversity of the Parish and the contribution to potable water resources.</p> <p>Policy D1 renewables, adopting low carbon, ecology</p> <p>Policy D3 Addresses climate change by reducing the use of fossil fuels, promoting efficient use of natural resources, re-use and recycling of resources, and the production and consumption of renewable energy. D3 also encourages the adoption and facilitate the flexible development of low and zero carbon energy through a range of technologies and the provision of low and zero carbon energy infrastructure in new developments to existing buildings; and managing drainage.</p> <p>Policy D1 encourages the use locally sourced building materials, thus reducing transportation emissions;</p> <p>Policy C5 is seeking to reduce the need for travel by improving the electronic communications infrastructure.</p> <p>iii. requiring developers to maximise the use of renewable energy opportunities offered by a particular site (Policy D1);</p> |
| SD5 | <i>To ensure development gives full consideration to good design principles, including energy efficiency, use of renewable energy technologies and sustainable construction</i>   | Our plan includes policies to encourage good design (Policy D1) renewables, adopting low carbon, ecology. Policy D3 outlines options for boundary treatments. Policies D4 and D5 detail design requirements inside and outside the Conservation Area. A key part of this will be the use of locally available building materials.   |

## Section 5 Achieving Conformity

This Section provides a summary of our Neighbourhood Plan policies and their map to the relevant NPPF policy areas and how that compliance is demonstrated.

| Policy Area               | Policy  | NPPF Paragraphs         | How conformity is achieved   |
|---------------------------|---|-------------------------|--|
| Landscape and Environment | L1 Development within the AONB                | 170, 172                | The majority of the Parish lies within the High Weald AONB and so, over time, there will inevitably be a level of development within the AONB. It is important that any such development compliments the AONB and meets the objectives of the HWAONB improving the rural environment.  |
|                           | L2 Development outside of the AONB            | 172                     | Although land outside the AONB has fewer constraints it is important to the setting of the AONB and a level of guidance is provided for development in areas of the Parish that adjoin the AONB.   |
|                           | L3 Retain the profile of our hilltop villages | 170, 172,               | Settlements in the Parish are built on high ground overlooking open country-side. Limiting development on the slopes of our settlement and in prominent positions will preserve the unique visual impact of our settlements.   |
|                           | L4 Conserve Landscape and Heritage Assets     | 184, 189, 193, 197, 198 | To protect, for future generations, the area of rich landscape and heritage in which we live. The Policy seeks to protect the settings of the 224 nationally Listed Buildings (19% of the total) in the Parish and also the settings of the buildings within the Parish's two Conservation Areas (which include many of the Listed Buildings). |
|                           | L5 Gap between Goudhurst LBDs'                | 172                     | The Policy seeks to ensure that development responds to local character and history, and adds to the overall quality of the area. Goudhurst Village has two LBD divided by an open space. This policy looks to preserve this open space preventing coalescence.  |
|                           | L6 Biodiversity                               | 174, 175                | To ensure new development does not adversely impact the natural environment  |
|                           | L7 Trees                                      | 170, 175                | This policy conforms with national policies which protect ancient woodlands from development that would adversely affect them, unless the need for and the benefits of the development clearly outweigh the loss. Trees and hedgerows are characteristic of the locality and we wish to preserve them from damage and destruction.             |

## Achieving Conformity

|                                  |   |               |   |
|----------------------------------|---|---------------|---|
|                                  | L8 Light Pollution                      | 180           | To remain a dark skies community and continue to minimise the impact of light pollution whether from public or private sources including temporary lighting.  |
|                                  | L9 Green Spaces                         | 99-100        | Local green spaces have been designated in the GNDP. They are in close proximity to the community they serve, have local significance and are demonstrably special to the community.<br><br>The Policy ensures that we retain existing Green Spaces and provides for the delivery of new Green Spaces where possible. |
|                                  | L10 Views                               | 170, 172      | The Policy protects important natural and historic landscape and scenic beauty, through the protection of specific views towards the countryside and the hilltop settlements.   |
| <b>Community &amp; Wellbeing</b> | C1 Community facilities                 | 92            | The Policy supports the retention and development of local services and community facilities, and support the delivery of social, recreational and cultural facilities and services in the community.   |
|                                  | C2 Accessibility                        | 108           | To ensure new development is accessible to all.   |
|                                  | C3 Developer contribution               | 34, 91, 92    | There are a number of Parish wide projects that would benefit from additional funding. Although development in the Parish is historically on a small scale, this policy will allow for developer contributions that can be used to enhance community life.  |
|                                  | C4 Assets of Value within the community | 92            | We have a number of assets that are used by, and of value to, the community. This policy is designed to provide a level of protection against change or loss so that they can be retained for future generations.   |
|                                  | C5 Broadband and mobile infrastructure  | 83,112, 113   | The Policy aims to promote the diffusion of high-speed broadband technologies and expansion of electronic communication network to support both residents and business growth.  |
| <b>Housing</b>                   | H1 Housing mix                          | 59-61         | To require mixed development with an emphasis on smaller houses to meet the assessed local need.  |
|                                  | H2 Tenure Mix                           | 61, 62, 63    | To ensure developments include a mix of tenures.  |
|                                  | H3 Allocating Affordable Housing        | 61, 62        | To ensure local people have priority when allocating affordable housing.  |
|                                  | H4 Rural Exception sites                | 77, 78        | To actively seek suitable rural exception sites.  |
|                                  | H5 Replacement dwellings                | 124, 125, 126 | To provide guidance and to control the size and scope of replacement dwellings.   |



## Achieving Conformity

|                 |                                     |                                  |   |
|-----------------|-------------------------------------|----------------------------------|---|
|                 | H6 Conversion of existing buildings | 79, 83, 148                      | To provide more commercial or residential properties using redundant buildings.   |
| <b>Business</b> | B1 New business space               | 83, 84, 118                      | To encourage the development of businesses and employment, making Goudhurst a good place to invest.   |
|                 | B2 Retention of business premises   | 92                               | To retain shops and businesses in our community.  |
|                 | B3 Adaption for live-work           | 79-81                            | To provide guidance around developments intended for live/work use.   |
| <b>Design</b>   | D1 Design considerations            | 124-132                          | <p>The Policy ensures that new developments in the Parish are of high quality and appropriate design that promotes and reinforces local distinctiveness, architectural features and landscaping, and conserves heritage assets. The Policy sets out the general principles without imposing unnecessary prescription or stifling innovation and originality.</p> <p>The Policy incorporates proposals to counteract the increased vulnerability to climate change events, such as flooding, in the design of new developments in the area. Design should consider the impact of climate change and flooding, requiring SUDs where necessary.</p> <p>The Policy considers the provisions of Paragraph 105 of NPPF regarding parking requirements.</p> <p>The Policy recognises the housing needs of older people and people with disabilities, as per paragraph 61 of NPPF.</p> <p>The Neighbourhood Plan lead to the development of a Landscape Character Assessment for our neighbourhood area which identifies key landscape elements that need to be considered in future development.</p> |
|                 | D2 Boundary treatments              | 126, 127                         | To set expectations of how boundaries in new development should be treated.   |
|                 | D3 Climate change                   | 148, 151, 154                    | To require new homes to be more efficient and future-proofed including in drainage and the collection and re-use of water.  |
|                 | D4 Inside the Conservation Areas    | 184,185, 189, 190, 193, 196, 200 | To provide guidance on development within the Conservation Areas. Consideration must be given to the character and appearance of adjacent Listed Buildings and Conservation Areas. All development in and adjacent to the Conservation Areas should be carried out in conjunction with, when prepared, the Conservation Area Appraisal.   |
|                 | D5 Outside the Conservation Areas   | 124-127                          | To provide guidance on development outside the Conservation Areas.  |
|                 | D6 Extensions                       | 124-127, 130                     | To provide guidance on the size and scale of developments. Extensions requiring planning permission should be of proportionate size, be carefully sited and use design and materials, which are in keeping with its associated residential building. This is to   |

## Achieving Conformity

|                 |  |                |  |
|-----------------|--|----------------|--|
|                 |  |                | minimise visual intrusion and avoid adversely impacting the character of an area.  |
| <b>Traffic</b>  | T1 Parking in new development            | 102, 105, 106, | To ensure one parking space for every bedroom in new developments to reduce impact of parking on the roads.                                  |
|                 | T2 Safe access and sustainable transport | 102, 103       | To ensure that new developments do not inhibit free flow of traffic or increase parking on local roads; and to seek mitigation where needed. |
|                 | T3 Traffic mitigation                    | 102            | To ensure that where possible new developments provide safe pedestrian access to bus stops, schools and other village facilities.            |
| <b>Projects</b> | P1 Access to affordable housing          |                | To meet the need for affordable housing in our community.  |
|                 | P2 Traffic, parking and road safety      |                | To identify and address our traffic issues.  |
|                 | P3 Improving Parish facilities           |                | To identify areas for improvement of Parish Facilities.  |
|                 | P4 Improving Parish communication        |                | To set out a plan to Improve Parish Communication.   |
|                 | P5 Making use of developer contribution  |                | To set out a plan for the use of Developer Contributions.  |

Full details of these polices can be found in the following section

# Section 6 European Union Obligations

## 6.1 Environmental Impact and Habitat Regulations

There are four areas where relevant EU directives apply:

1. Directive 2001/42/EC - Strategic Environmental Assessment (SEA). TWBC have completed an SEA screening statement and the response is: "It is demonstrated, through assessment against the significance criteria in the SEA Directive and Regulations . . . that the impact of Goudhurst Neighbourhood Plan will not result in significant environmental effects."
2. Directive 2011/92/EU and as amended by 2014/52/EU - Environmental Impact Assessment (EIA). There are no neighbourhood development orders proposed by the plan and so this directive does not apply.
3. Directive 92/43/EEC - Habitats and Wild Birds requires the conservation of natural habitats and of wild fauna and flora specifically birds. TWBC completed a Habitat Regulations Assessment (HRA) Screening Statement and the conclusion of the HRA screening statement and consultation is: "As a result of the assessment in Section 4, it is unlikely there will be any significant environmental effects arising from the Goudhurst Neighbourhood Plan. As such, the 'appropriate assessment' stage of the HRA process that ascertains the effect on integrity of the European Site does not need to be undertaken."
4. There are three other directives: With regard to the Waste Framework Directive (2008/98/EC and as amended by 2018/851/EC), Air Quality Directive (2008/50/EC) and the Water Framework Directive (2000/60/EC), this is to confirm that there are no policies contained in the Goudhurst Neighbourhood Plan that are within the scope of these directives.

## 6.2 Human Rights

An equalities impact assessment has not been undertaken as it is no longer required under the Equalities Act 2010, and it is not considered that the Plan discriminates unfairly or in a manner which is contrary to the Human Rights Act 1998.